

134.0

0004

0005.0

Map

Block

Lot

1 of 1
CARDResidential
ARLINGTONAPPRAISED:
USE VALUE:
ASSESSED:Total Card / Total Parcel
804,500 / 804,500
804,500 / 804,500
804,500 / 804,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
17		SHAWNEE RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: KING AUDREY J	
Owner 2: LANIGAN WILLIAM	
Owner 3:	

Street 1: 17 SHAWNEE RD

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02476 Type:

PREVIOUS OWNER

Owner 1:

Owner 2:

Street 1:

Twn/City:

St/Prov: Cntry:

Postal:

NARRATIVE DESCRIPTION

This parcel contains 5,040 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1925, having primarily Wood Shingle Exterior and 2075 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5040		Sq. Ft.	Site		0	80.	1.13	9									456,959						457,000	

IN PROCESS APPRAISAL SUMMARY

Use Code							Land Size		Building Value		Yard Items		Land Value		Total Value		Legal Description				User Acct	
101							5040.000		342,400		5,100		457,000		804,500							
Total Card							0.116		342,400		5,100		457,000		804,500		Entered Lot Size					
Total Parcel							0.116		342,400		5,100		457,000		804,500		Total Land:					
Source: Market Adj Cost									Total Value per SQ unit /Card:		387.75		/Parcel: 387.7				Land Unit Type:					

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	342,400	5100	5,040.	457,000	804,500	804,500	Year End Roll	12/18/2019
2019	101	FV	260,100	5100	5,040.	428,400	693,600	693,600	Year End Roll	1/3/2019
2018	101	FV	260,100	5100	5,040.	354,100	619,300	619,300	Year End Roll	12/20/2017
2017	101	FV	260,100	5100	5,040.	325,600	590,800	590,800	Year End Roll	1/3/2017
2016	101	FV	260,100	5100	5,040.	297,000	562,200	562,200	Year End	1/4/2016
2015	101	FV	253,900	5100	5,040.	291,300	550,300	550,300	Year End Roll	12/11/2014
2014	101	FV	253,900	5100	5,040.	270,700	529,700	529,700	Year End Roll	12/16/2013
2013	101	FV	253,900	5100	5,040.	257,600	516,600	516,600		12/13/2012

Parcel ID

134.0-0004-0005.0

!10458!

PRINT

Date Time

12/11/20 00:45:39

LAST REV

Date Time

02/25/20 13:30:53

danam

10458

ASR Map:

Fact Dist:

Reval Dist:

Year:

LandReason:

BldReason:

CivilDistrict:

Ratio:

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
STEWART MARJORI	26923-318		12/20/1996		198,000	No	No	Y	

TAX DISTRICT

PAT ACCT.

BUILDING PERMITS

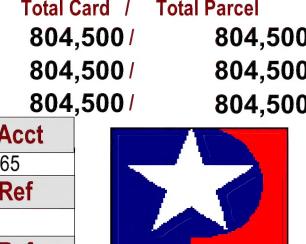
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/20/2019	1236	Inter Fi	52,000	C				
10/17/2012	1340		14,000	C				
6/28/2012	807	Siding	78,000					RESIDE FRONT & RT
8/24/2002	710	Inter Fi	8,000	C				REMODEL BEDROOM/PL

ACTIVITY INFORMATION

Date	Result	By	Name
2/19/2018	MEAS&NOTICE	HS	Hanne S
4/18/2013	Info Fm Prmt	EMK	Ellen K
7/16/2012	Info Fm Prmt	BR	B Rossignol
3/20/2009	Inspected	189	PATRIOT
2/4/2009	Measured	372	PATRIOT
4/18/2000	Inspected	264	PATRIOT
7/17/1992		JK	

Sign: VERIFICATION OF VISIT NOT DATA

/ / /



EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH									
Type: 6 - Colonial				Full Bath: 1	Rating: Good			PDAS SINK IN BMT.													
Sty Ht: 2 - 2 Story				A Bath:	Rating:																
(Liv) Units: 1	Total: 1			3/4 Bath: 1	Rating: Good																
Foundation: 2 - Conc. Block				A 3QBth:	Rating:																
Frame: 1 - Wood				1/2 Bath: 1	Rating: Good																
Prime Wall: 1 - Wood Shingle				A HBth:	Rating:																
Sec Wall: 3 - Aluminum	25%			OthrFix: 1	Rating: Fair																
Roof Struct: 2 - Hip				OTHER FEATURES																	
Roof Cover: 1 - Asphalt Shgl				Kits: 1	Rating: Good			1st Res Grid Desc: Line 1 # Units: 1													
Color: WHITE				A Kits:	Rating:																
View / Desir:				Fpl:	Rating:																
GENERAL INFORMATION				WSFlue:	Rating:																
Grade: C - Average				CONDOS INFORMATION																	
Year Blt: 1925	Eff Yr Blt:			Location:																	
Alt LUC:		Alt %:		Total Units:																	
Jurisdct: G4		Fact: .		Floor:																	
Const Mod:				% Own:																	
Lump Sum Adj:				Name:																	
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN									
Avg Ht/FL: STD				Phys Cond: GD - Good	18.	%	Exterior:	No Unit	RMS	BRS	FL										
Prim Int Wall: 2 - Plaster				Functional:		%	Interior:	1	6	3											
Sec Int Wall:		%		Economic:		%	Additions:														
Partition: T - Typical				Special:		%	Kitchen:														
Prim Floors: 3 - Hardwood				Override:		%	Baths:														
Sec Floors:		%		Total:	18.6	%	Plumbing:														
Bsmnt Flr: 12 - Concrete				CALC SUMMARY				COMPARABLE SALES				TOTALS									
Subfloor:				Basic \$ / SQ:	125.00		Rate	Parcel ID	Typ	Date	Sale Price	1	6	3							
Bsmnt Gar:				Size Adj.: 1.30789471																	
Electric: 3 - Typical				Const Adj.: 0.99980003																	
Insulation: 2 - Typical				Adj \$ / SQ: 163.454																	
Int vs Ext: S				Other Features: 93800																	
Heat Fuel: 2 - Gas				Grade Factor: 1.00																	
Heat Type: 3 - Forced H/W				NBHD Inf: 1.00000000																	
# Heat Sys: 1				NBHD Mod:																	
% Heated: 100		% AC:		LUC Factor: 1.00																	
Solar HW: NO		Central Vac: NO		Adj Total: 420663																	
% Com Wall		% Sprinkled:		Depreciation: 78243																	
				Depreciated Total: 342420																	
MOBILE HOME				WtAv\$/SQ:			AvRate:		Ind.Val												
Make:																					
Model:																					
Serial #:																					
Year:																					
Color:																					
SPEC FEATURES/YARD ITEMS				PARCEL ID 134.0-0004-0005.0																	
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value				
3	Garage	D	Y	1	20X20	A	AV	1930		21.25	T	40	101			5,100		5,100			
More: N	Total Yard Items:	5,100		Total Special Features:			Total:	5,100													

